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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday November 1, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Mike Chambers, Kelsey Clark, Steve Valline, Liaison Jill Altringer, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Scott Almeida

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Chambers, Second by Clark to approve the agenda.

Roll call: Ayes-All; Nays-0 Motion passes: 4-0

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Chambers to approve the minutes from the October 4, 2016 meeting.

Roll call: Ayes-All; Nays-0 Motion passes: 4-0

II. PUBLIC AGENDA ITEMS

1. Destination Ridge Preliminary Plat 5

Jerry Oliver, Civil Engineer Consultants, 2400 86th St #12, Des Moines, IA and Aimee Staudt with Knapp Properties 5000 Westown Parkway West Des Moines IA addressed the Board on behalf of Knapp Properties. Oliver stated that this project will be on the land formerly known as the YMCA site east of Destination Drive. Oliver said the proposed land use will have two lots on the north portion and one six acre parcel known as outlot Z to the south. Oliver stated that there is a bike path that runs along the entire east side of the property. Oliver said they propose building portion of SE Miehle Drive between the two lots that will terminate at a temporary turnaround until such time as the outlot gets developed. Oliver said it is the intention with future development, Miehle Drive would provide a connection between East 1st Street and the future SE 4th Street to help alleviate potential traffic congestion. Oliver stated that Foth Engineering had performed a traffic study in conjunction with this design proposal. City Engineer Gade noted that the proposed road is 26 feet in width which is not standard for commercial property in Grimes, however it does meet the statewide urban design standard. Gade said that while 29 foot is the minimum in Grimes, there were a couple of locations where 26 foot had been allowed. Gade noted that each lot would be responsible for their own stormwater detention and that this proposal meets the City Comprehensive plan requirements. Staudt addressed the Board stating that until they have buyers for the lots, the final nature of exact road connections were unknown and that this layout provides the most flexibility to accommodate potential buyers. Council Liaison Altringer asked Gade to prepare more information on the various areas in Grimes where the 26 foot road width had been approved in the past.

Motion by Chambers, Second by Valline to approve the Destination Ridge Preliminary Plat 5 per the Fox Engineering letter dated October 27, 2016
Roll call: Ayes-All, Nays-0 Motion passes: 4– 0

2. North Pointe Townhomes Preliminary Plat 1

Brett Culp 2727 SW Snyder Blvd. Ankeny IA addressed the Board on behalf of Gateway Townhomes LLC. Culp stated that this project consists of 8 ½ acres located east of highway 141, north of the Beaverbrooke Blvd and south of NE 18th. Culp said that the property is zoned C-2, however they had acquired a special use permit to allow R3 product at that location. Culp said that they are proposing 36 townhome units with two car garages. Culp also stated that as part of their requirement to install half of the Beaverbrooke extension on the south side of the plat, they propose to build both lanes of the east half from highway 141 to their site with the remaining half belonging to the owner of the property to the south that would install their half at the time that portion is developed. Charles Fagen, 301 Reinhardt, Dallas Center IA addressed the Board. Fagen stated that he is the owner of the agricultural land to the south of this project and wanted to know about the trail system and its proposed layout. Fagen expressed concern about how the future trail would line up with the current sidewalk in place. Gade acknowledged that there was a discrepancy with the existing 5 foot sidewalk to the east of the property and the current 10 foot requirements for new trails. Gade stated that any extension would meet the required 10 foot width.

Motion by Valline Second by Chambers to Approve the North Pointe Townhomes Preliminary Plat 1 per the Fox Engineering letter dated October 28, 2016
Roll call: Ayes-All, Nays-0 Motion passes: 4– 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 29 single family house permits in October. City Engineer Gade said that November 17 was set for the Beaverbrooke Boulevard grand opening and ribbon cutting. Gade said more information would be posted soon as to time and location.

1. Old Business- Board Chair Bohan asked about the status of a new water tower to meet the increased population. Gade noted that there have been numerous improvements to the current well sources with the addition of a new water tower anticipated between 2017 and 2018. Gade stated that additional water plant improvements will continue to improve the volume and quality of water and waste water maintenance.

2. New Business- Next meeting December 6, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:27 pm
